

# CMRB Growth and Servicing Plan

## Member Municipality Council Presentations



# Overview | Introductions



## Lead | Consultant

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# Policy Areas



Growth Management  
Efficient Use of Land



Economic Wellbeing



Environmentally  
Responsible Land Use



Water Stewardship



Shared Services  
Optimization



Celebrating Urban-Rural  
Differences

This is a lot easier ...

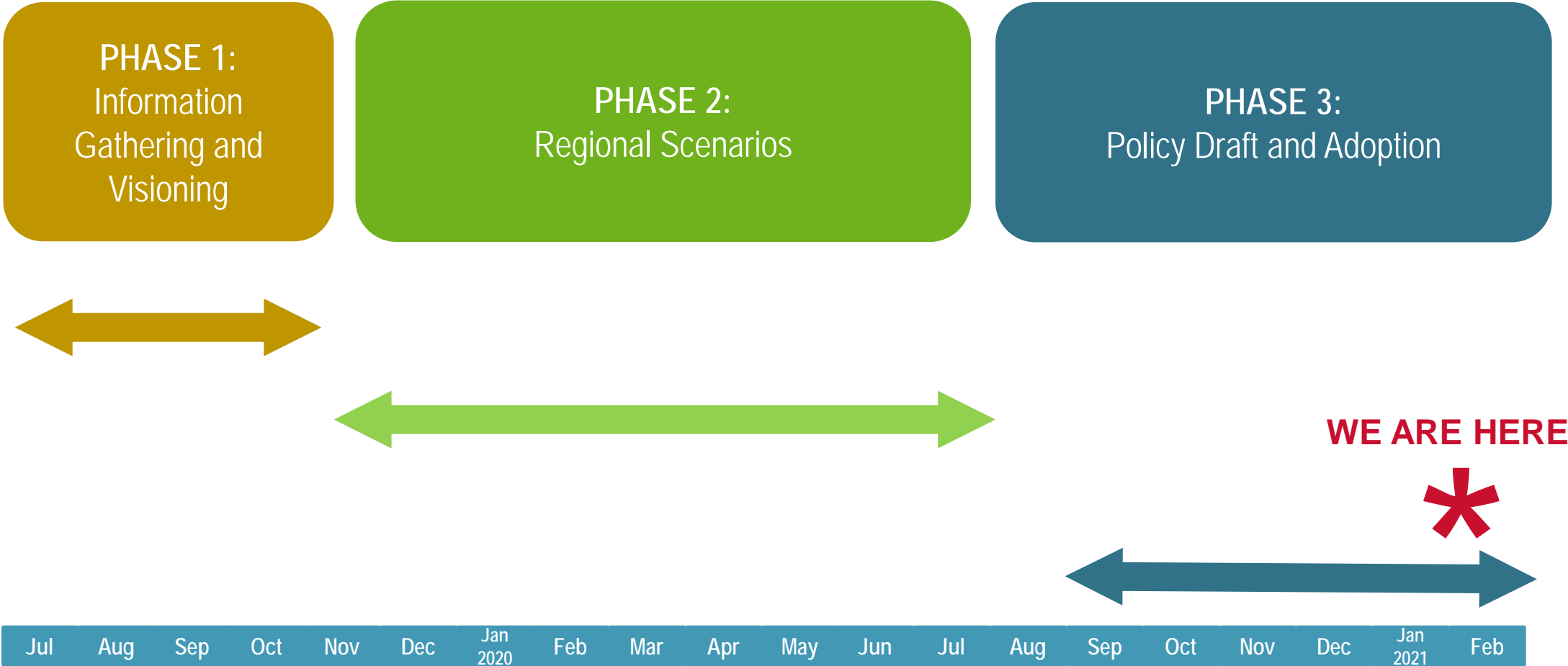


than this



... wish we were meeting in person

# Overview | RGP Process + Timeline



# Overview | Opportunities

## What do we stand to gain through cooperation?



- Be a **globally competitive region**
- Attract the **next wave of young talent** and **economic growth**
- **Save taxpayers dollars** through more efficient service delivery
- **Build better communities** that reduce land consumption, increase personal health & well being and increase quality of life for residents
- **Minimize wasted resources** and energy due to less intermunicipal conflicts

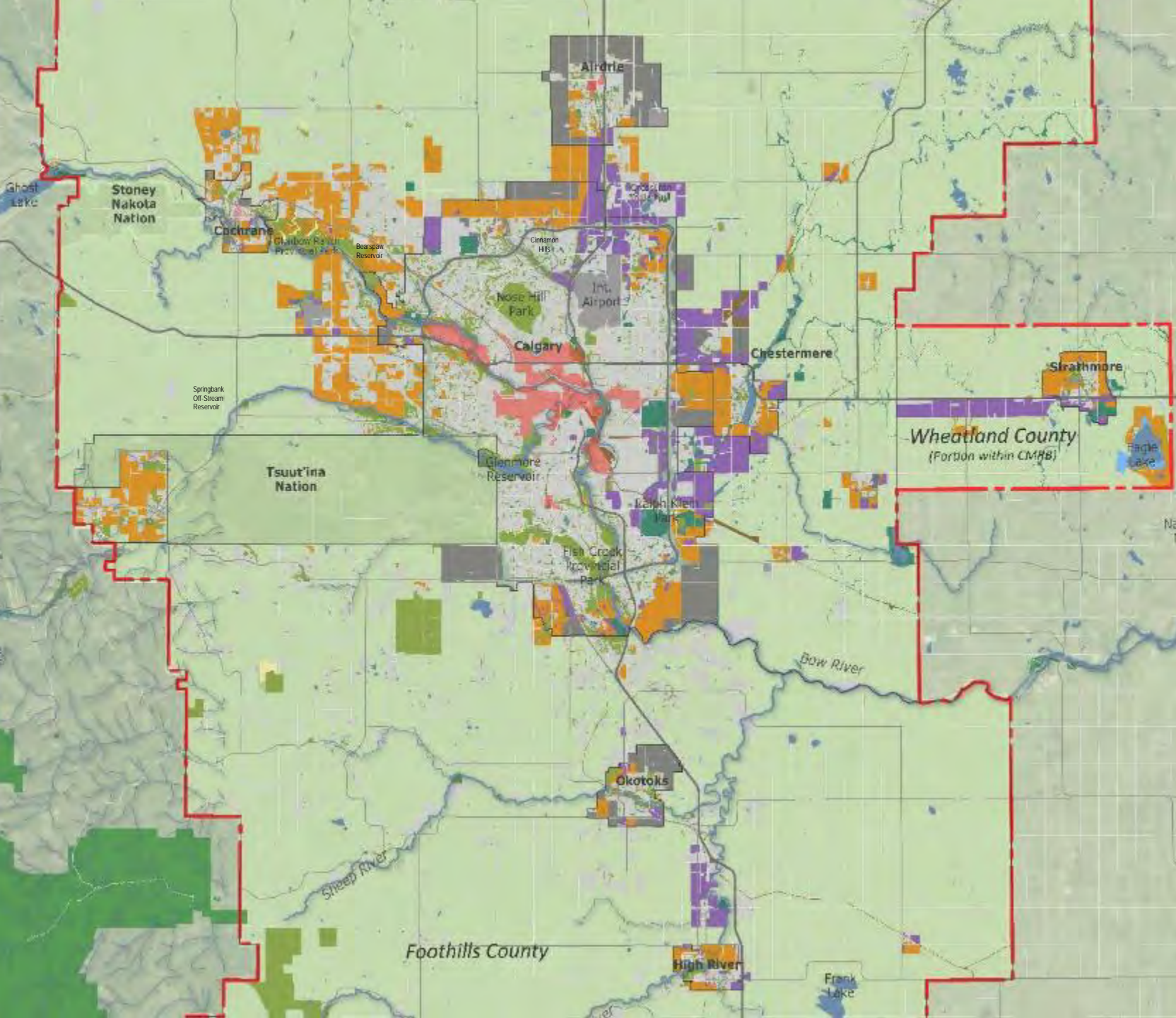
# Overview | Interim Growth Plan Principles

- 1 Promote the Integration and Efficient Use of Regional Infrastructure
- 2 Protect Water Quality and Promote Water Conservation
- 3 Encourage Efficient Growth and Strong and Sustainable Communities



# Background Info

## Area Structure Plans





# Proposed Scenario | Public Input

## General Findings:

- Create more density and decrease sprawl
- Work with what we have
- Maintain choice and diversity of options for residents
- Transit that is well-planned and affordable
- Stronger collaboration while maintaining autonomy
- Consider environmental implications of development
- Provide guidelines for developers Leverage regional scope to promote economic development

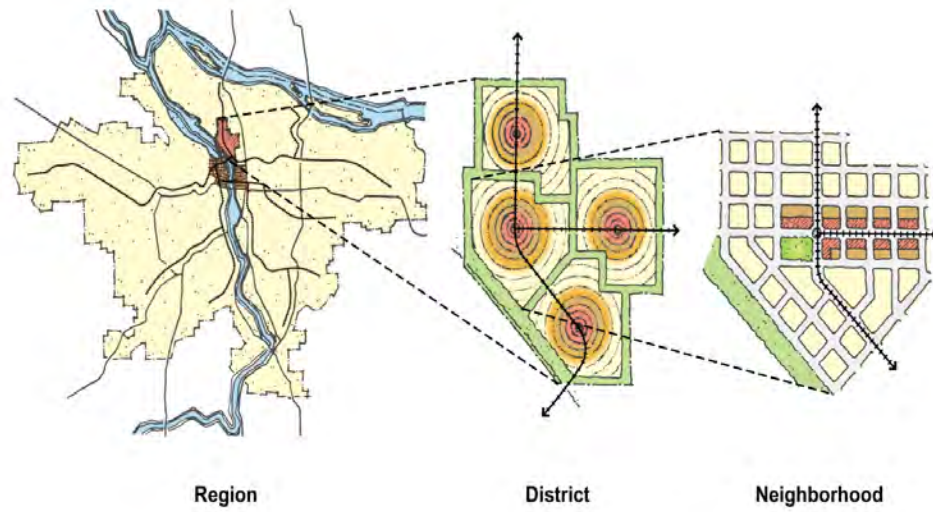
Densities and housing types similar to the TOD Scenario

- Higher density than today
- Maintain a range of housing options
- Majority of responses favour more infill and mixed use homes in higher density communities

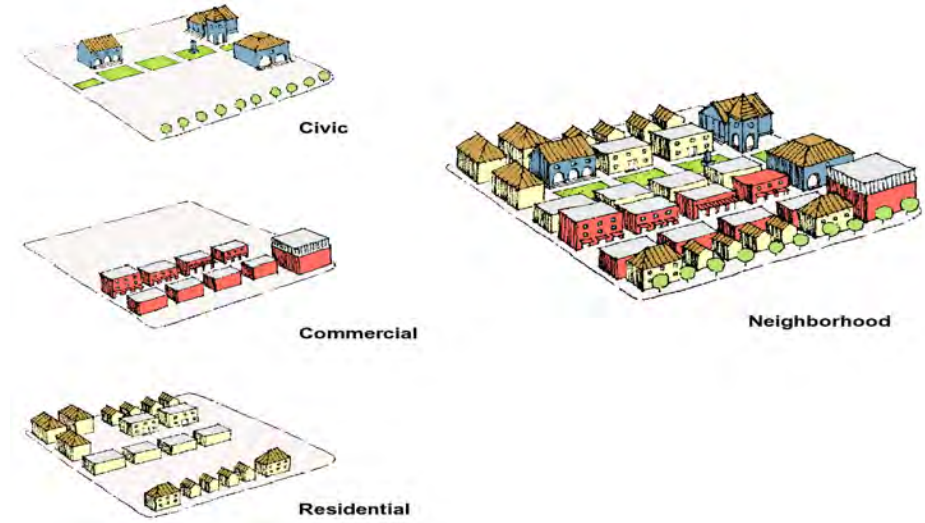
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*"We really need to focus on the "missing middle" - rather than just houses or high rises, we need more medium density options. And beyond that, they need to have common areas and land usage to make them attractive options."*

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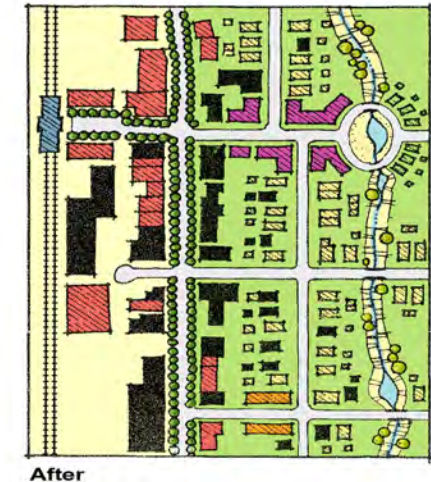
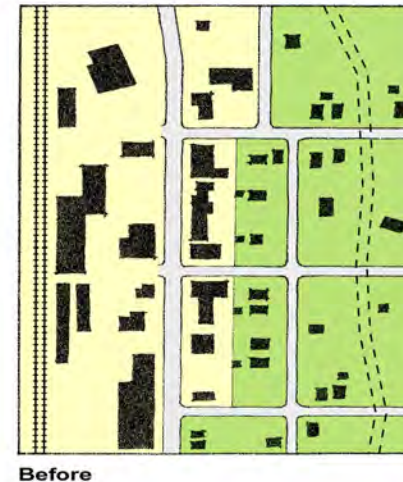
Connectivity



Diversity & Balance



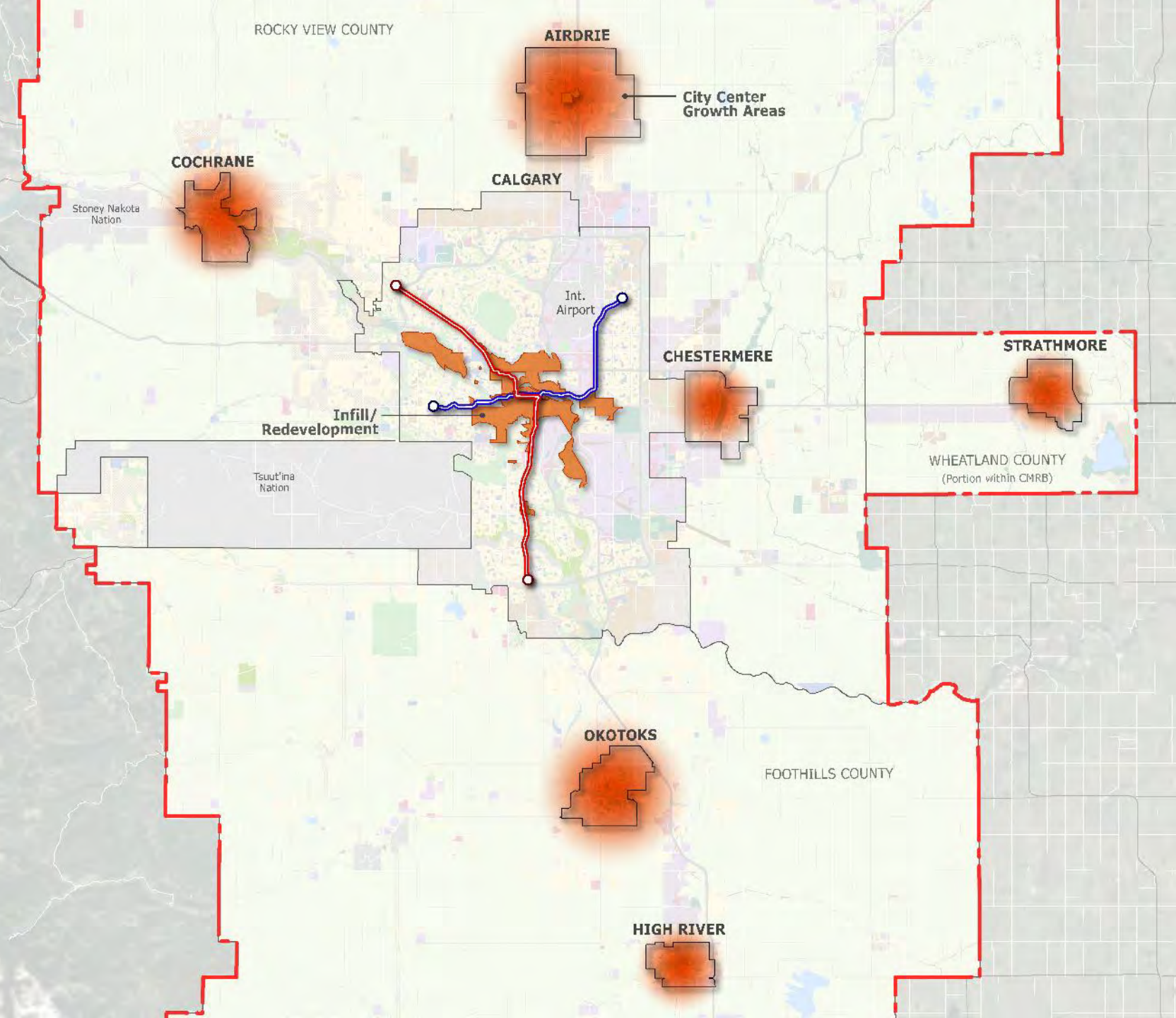
Human Scale



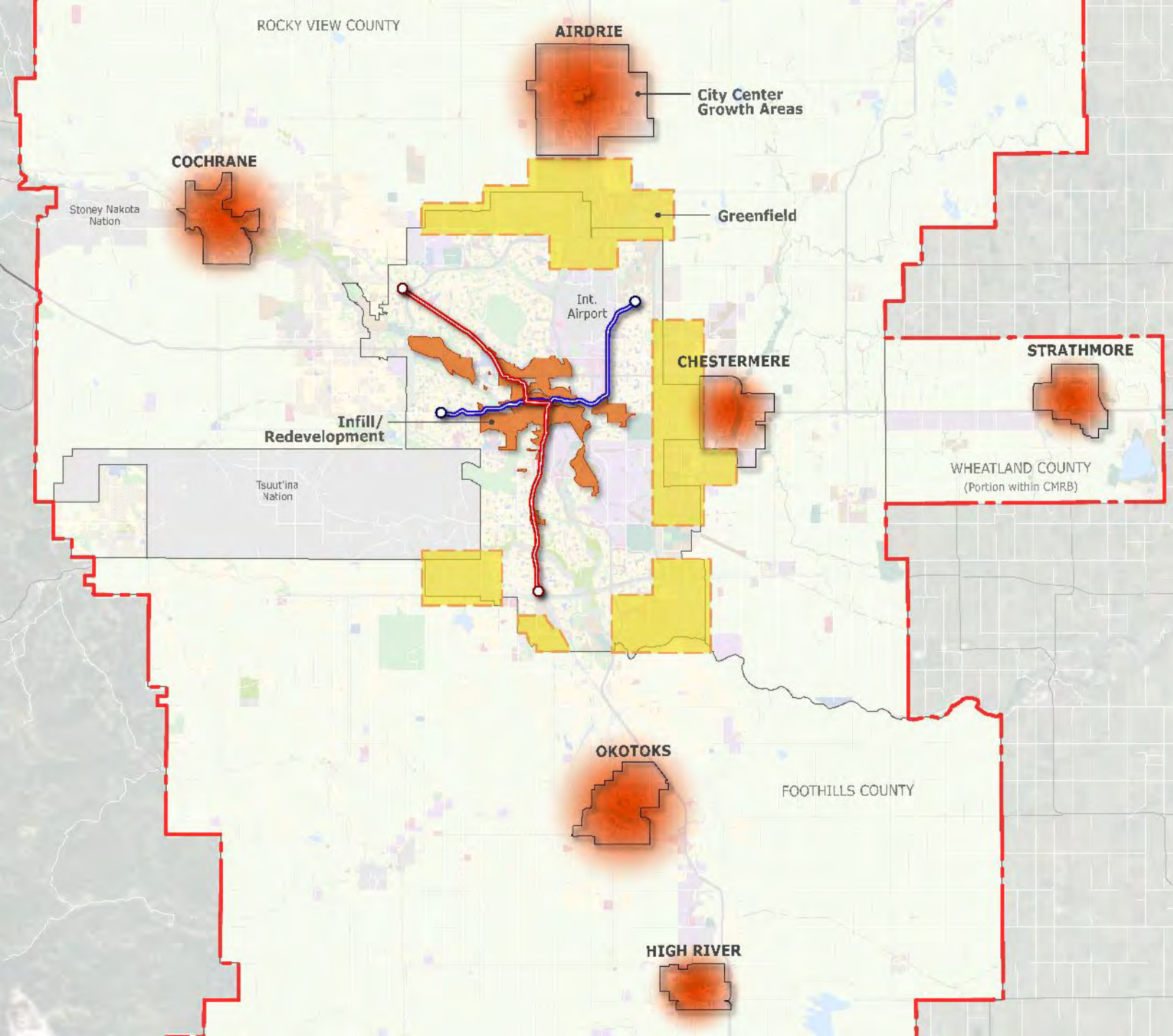
Conservation & Restoration



# City Centered Growth



# Review Key Growth Areas





# Four Steps of Regional Planning

Data Ready, Streamlined Workflows, Cutting-Edge Analytics, Effective Reports

## 01 EXPLORE DATA

BASE DATA



FUTURE PLANS /  
SCENARIO DATA

Pre-loaded and curated data gets projects started faster. Easy to import and clean new geospatial datasets.

## 02 BUILD SCENARIOS



EXISTING PLAN  
TRANSLATION

PLACE &  
BUILDING  
TYPES

SCENARIO  
PAINTING /  
EDITING

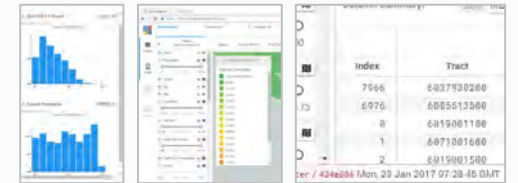
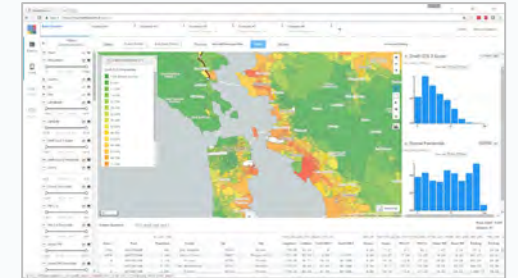
Simplify scenario development with a state of the art Design Toolkit and honed workflows.

## 03 ANALYZE MULTI-METRICS

- Local Fiscal Impacts
- Public Health
- Transportation
- Building Energy Use
- Building Water Use
- Greenhouse Gas Emissions
- Household Costs
- Land Consumption

Run sophisticated analytics across a growing range of metrics to support comprehensive decision-making

## 04 BUILD CONSENSUS



Create effective communications and graphics to inform the public and clients about tradeoffs



# Review | Scenario Building Process

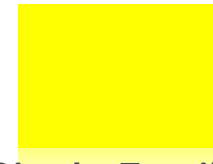
A Variety of Buildings, Streets and Amenities Create a “Place Type”



Town  
Center



Medium-Density  
Residential



Single-Family  
Residential

## A. Rural Residential: average .5 Du/ac



Springbank, RVC



## B. Subdivision: average 5 Du/ac



Big Springs, Airdrie

## C. Masterplan: average 8 Du/ac



Panorama Hills



## D. Mixed-use Center/TOD: average 15 du/ac



Marda Loop, Calgary



# E. Industrial



East Lake, Airdrie

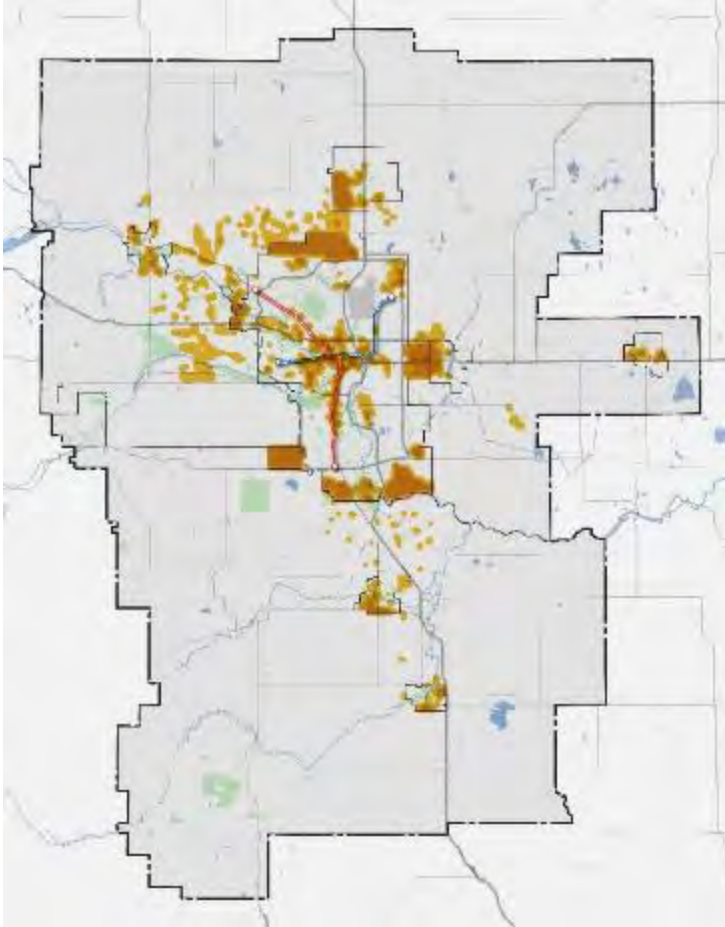
## F. Office Commercial



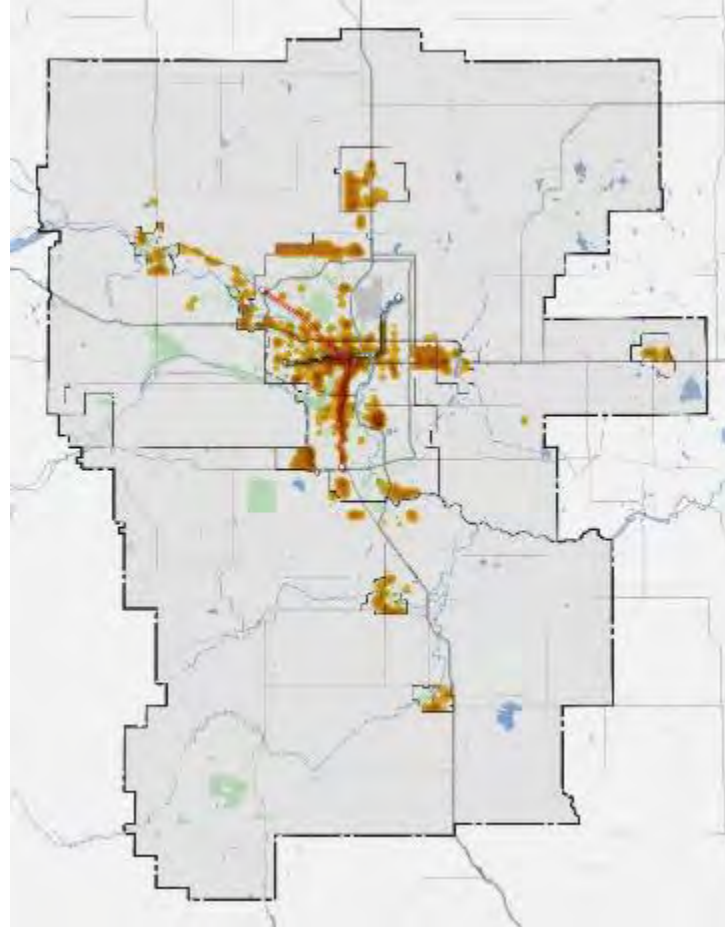
Midpark / Midnapore, Calgary



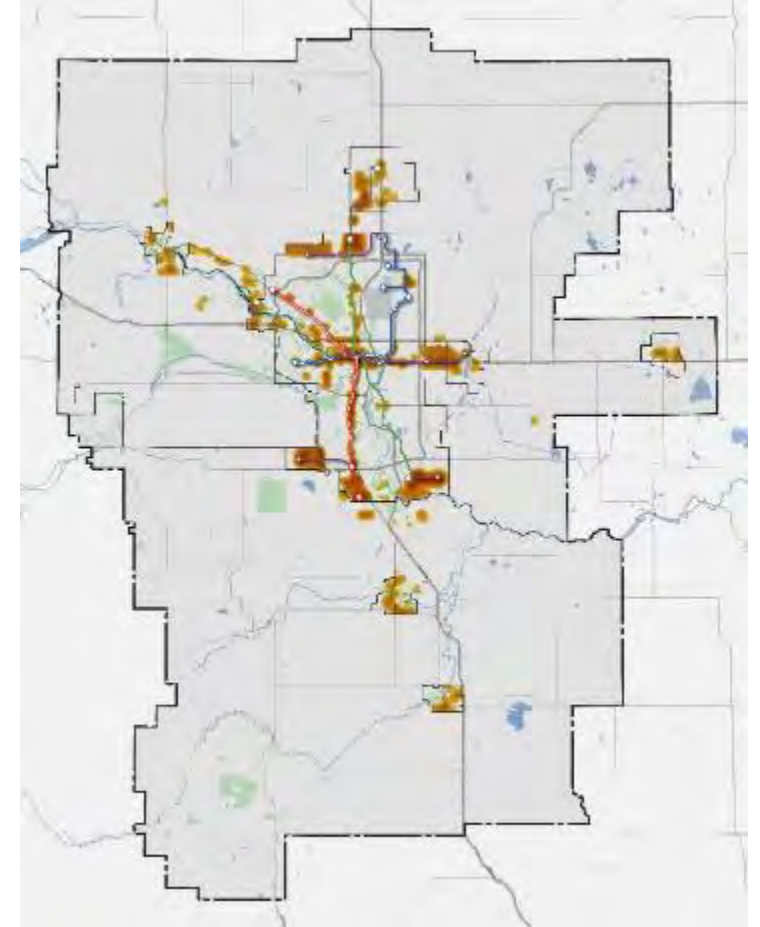
# Regional Scenarios | Population



**Scenario 1: Business as Usual**

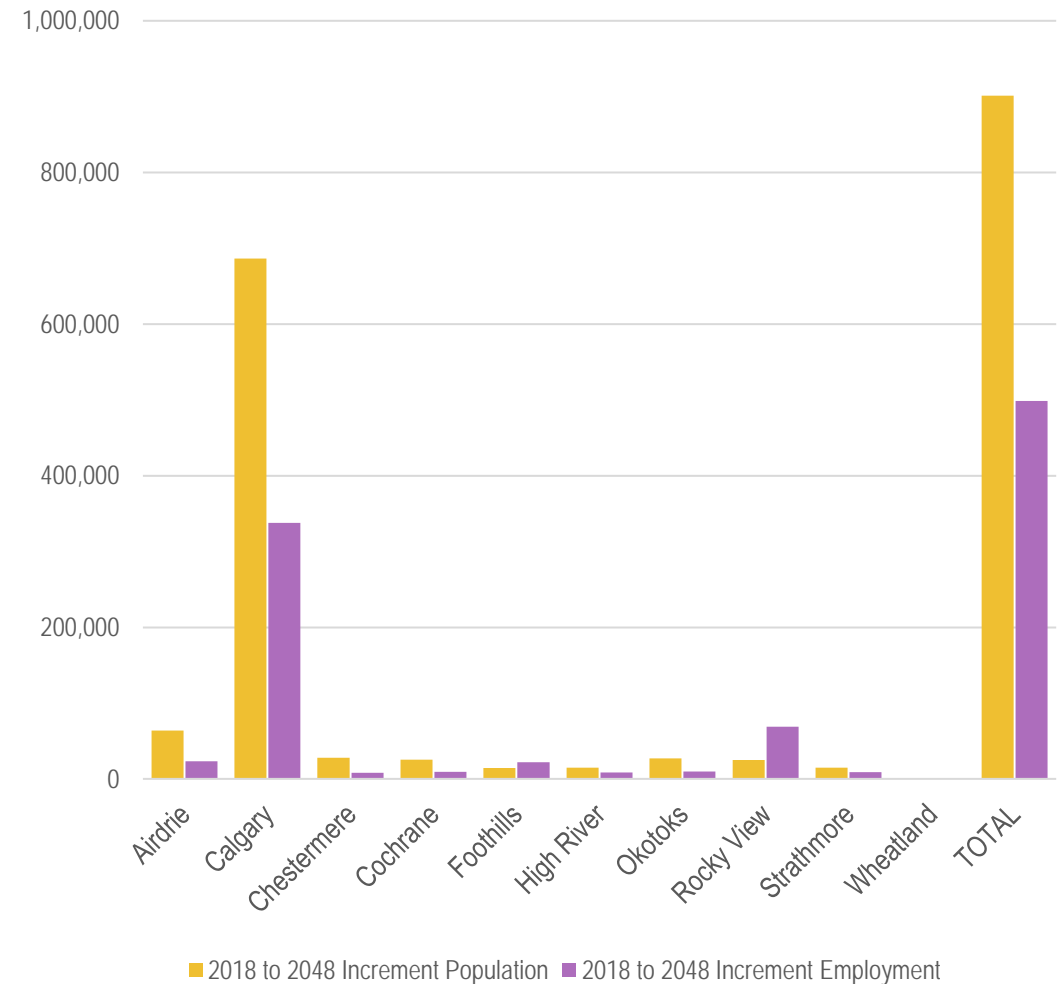
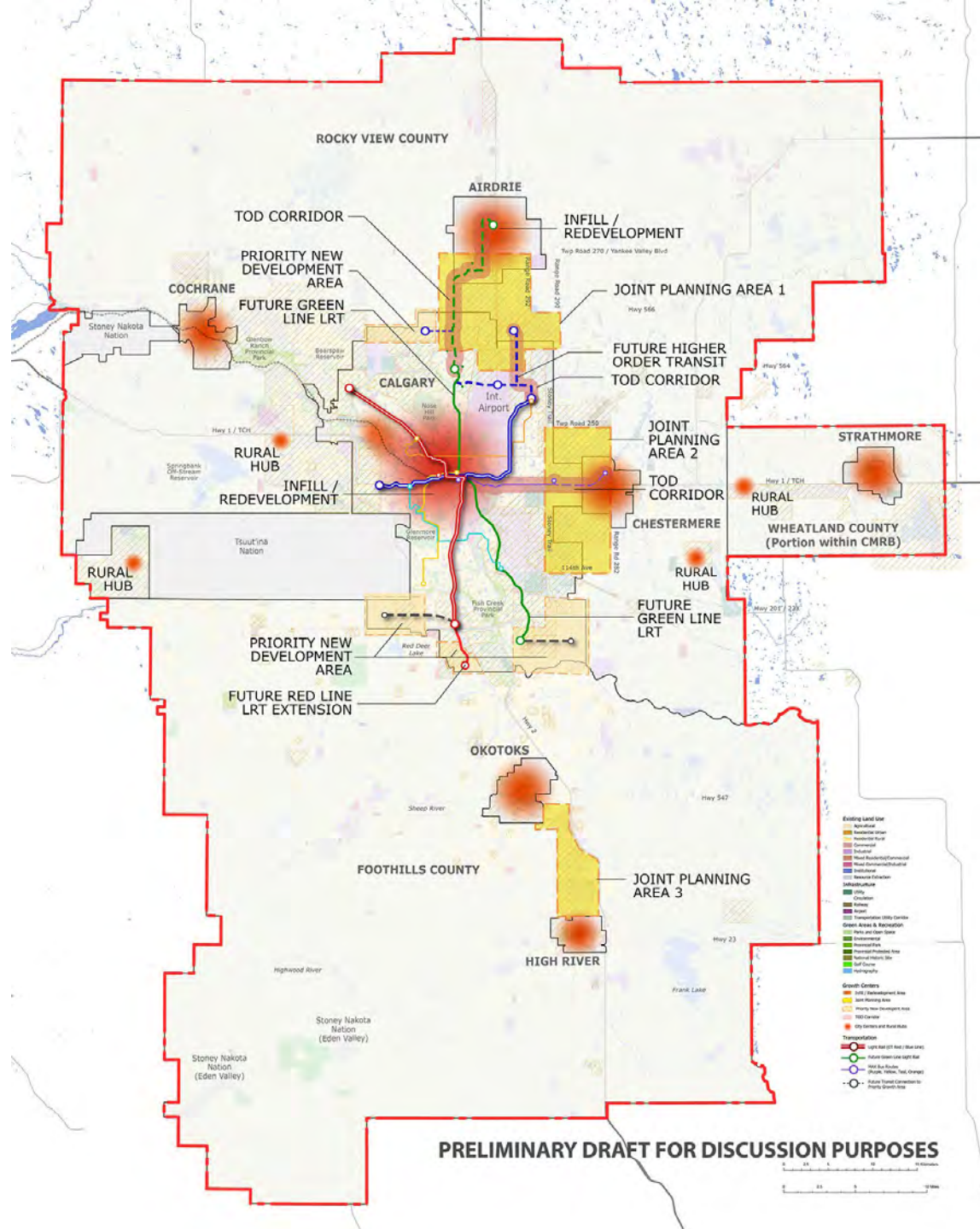


**Scenario 2: Compact**



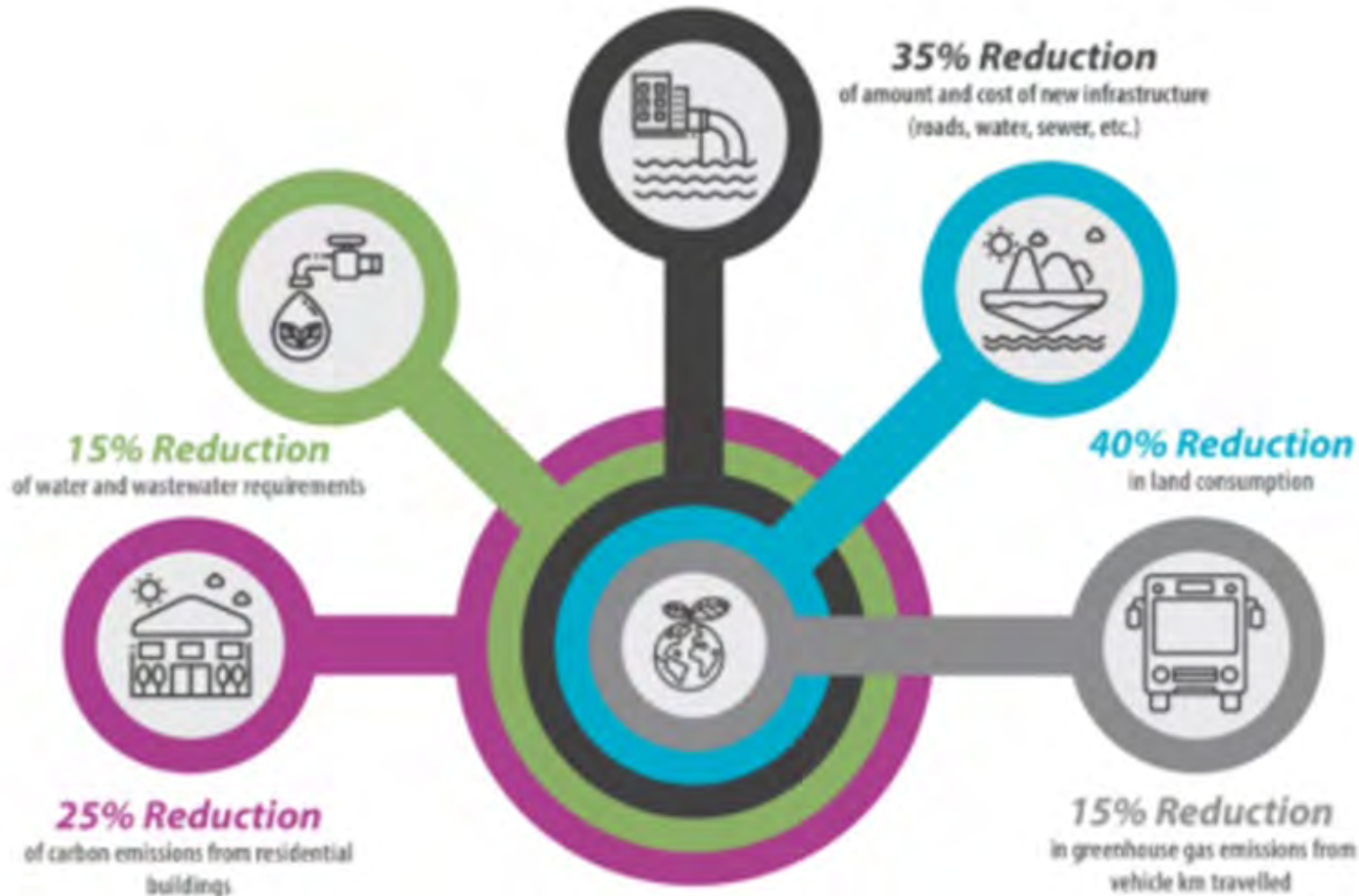
**Scenario 3: TOD**

# Growth by Municipality



# Regional Scenarios | Scenarios Results

The Compact, TOD scenarios and Synthesis Plan had significant benefits





# Mixed Use and Masterplan vs Subdivision

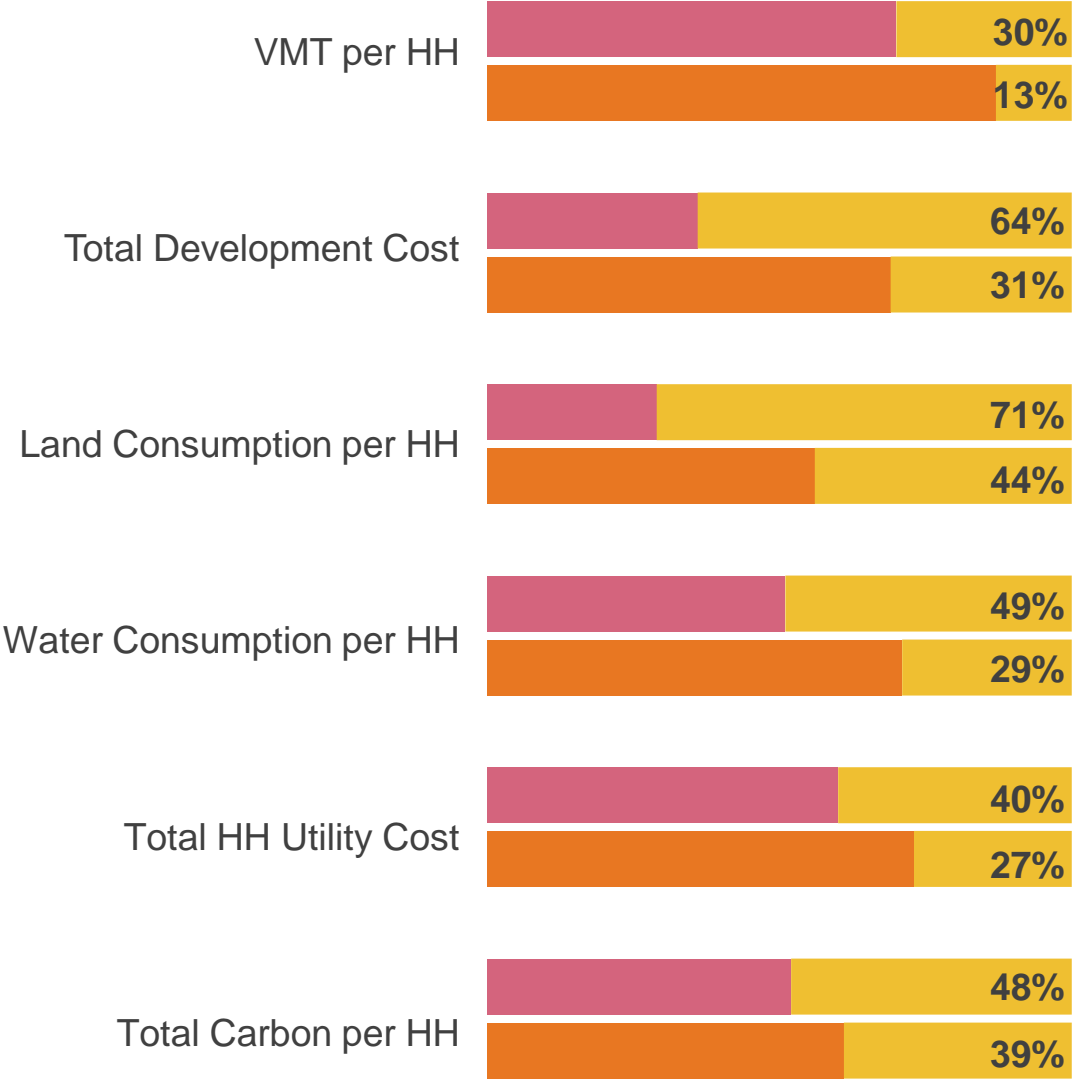
Mixed Use  
Centre



Masterplan



Subdivision



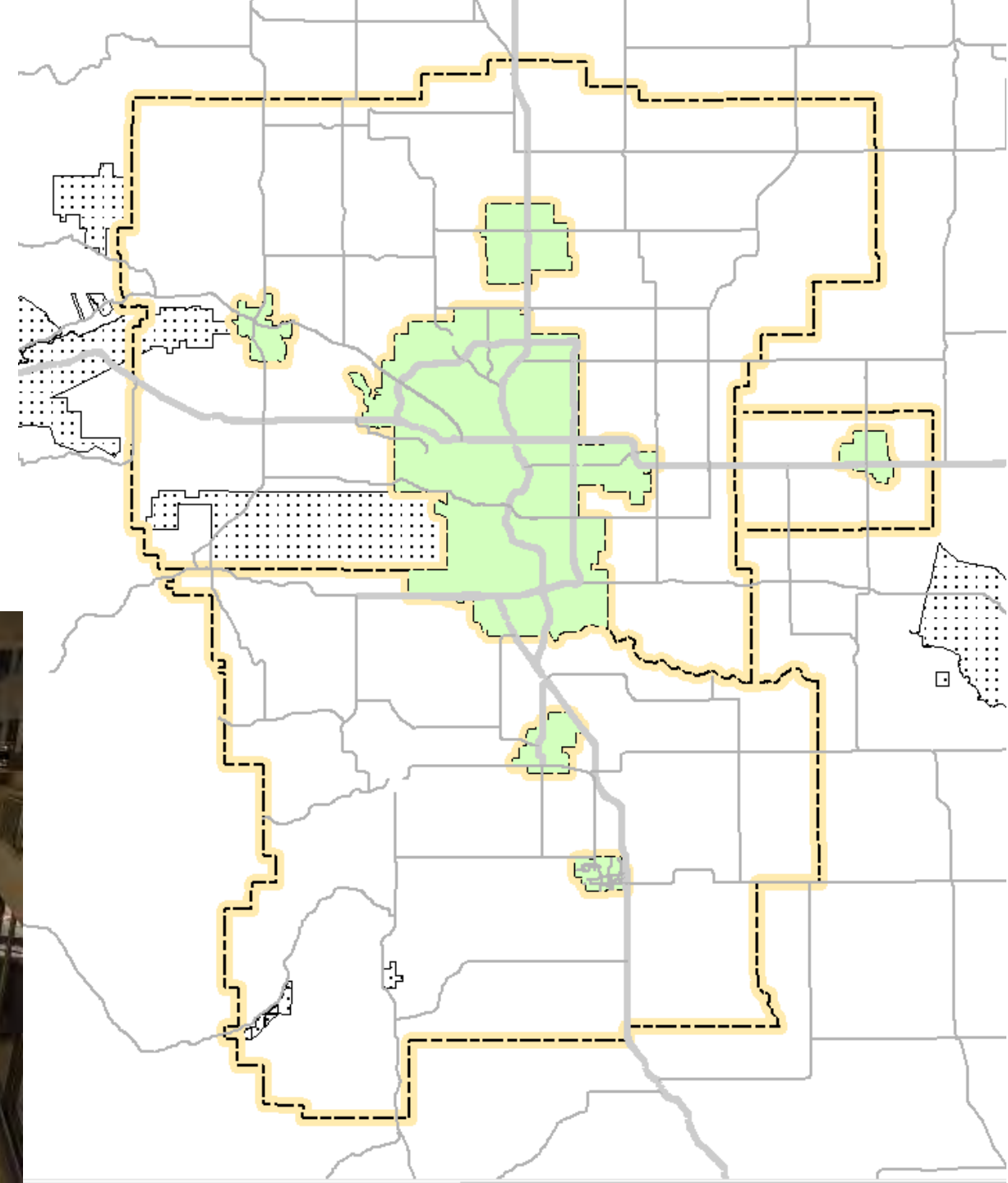
# **Growth Management and Efficient Use of Land**

# Key Policy Tools

1. Creating new urban growth that focuses on the three preferred *placetypes*. The three preferred *placetypes* are:
  - a. Infill / Redevelopment
  - b. Mixed Use / TOD
  - c. Masterplan Community
2. Focusing Growth in Identified Joint Planning Areas (JPAs) and urban municipalities built to an urban standard.
3. Supporting rural growth opportunities at the appropriate scale and density.
4. Allowing approved Area Structure Plans to build out in accordance with the approved plan.

# Growth Areas

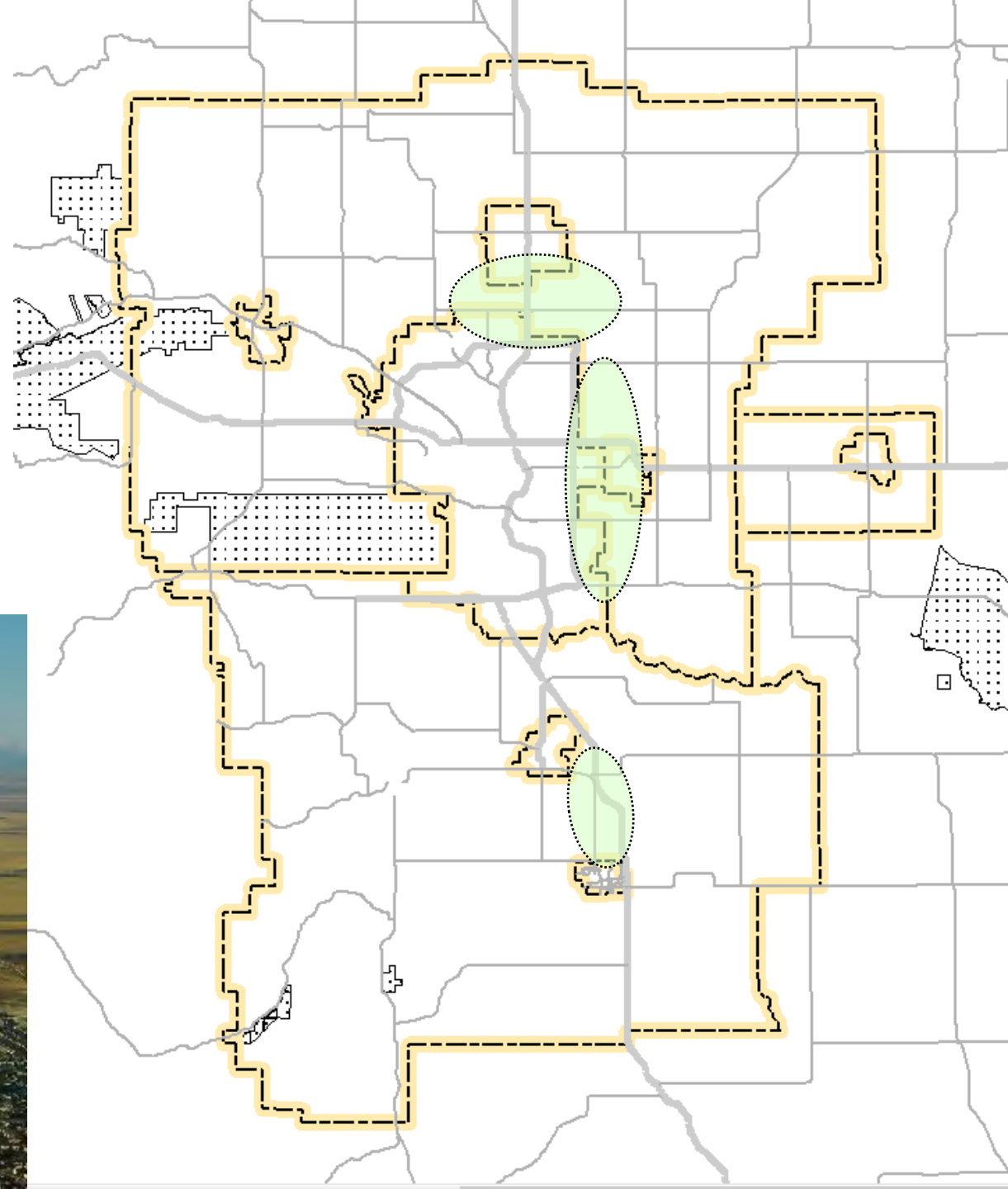
- Urban Municipalities





# Growth Areas

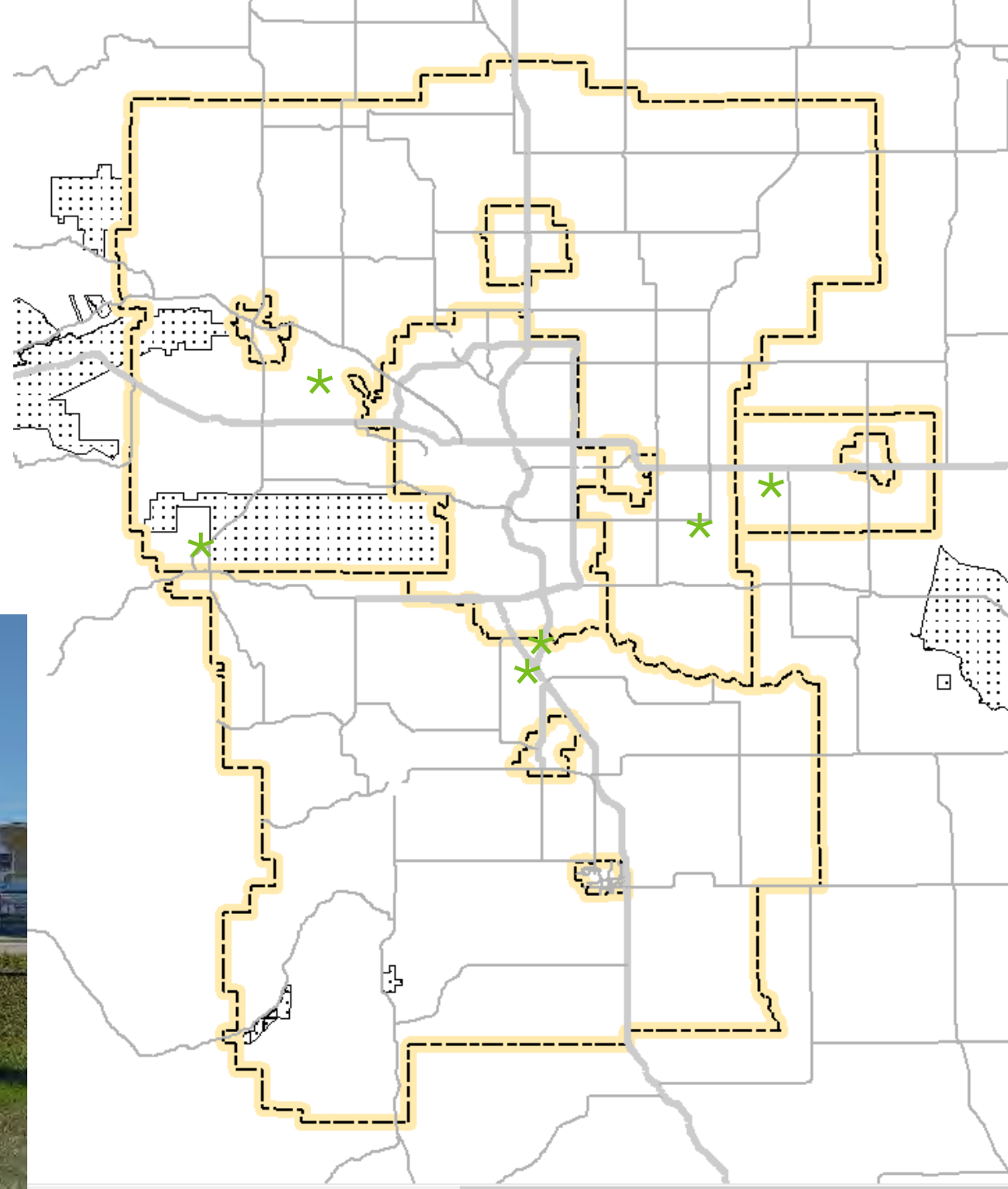
- Urban Municipalities
- Joint Planning Areas





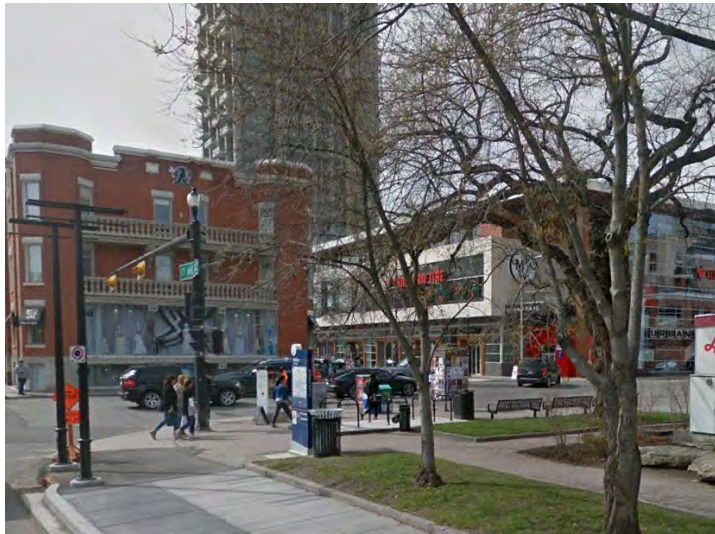
# Growth Areas

- Urban Municipalities
- Joint Planning Areas
- Hamlet Growth Areas





# “Preferred” Urban Placetypes



Infill and Redevelopment

Mixed Use Centre / TOD

Masterplanned Community

# Growth Opportunities Summary

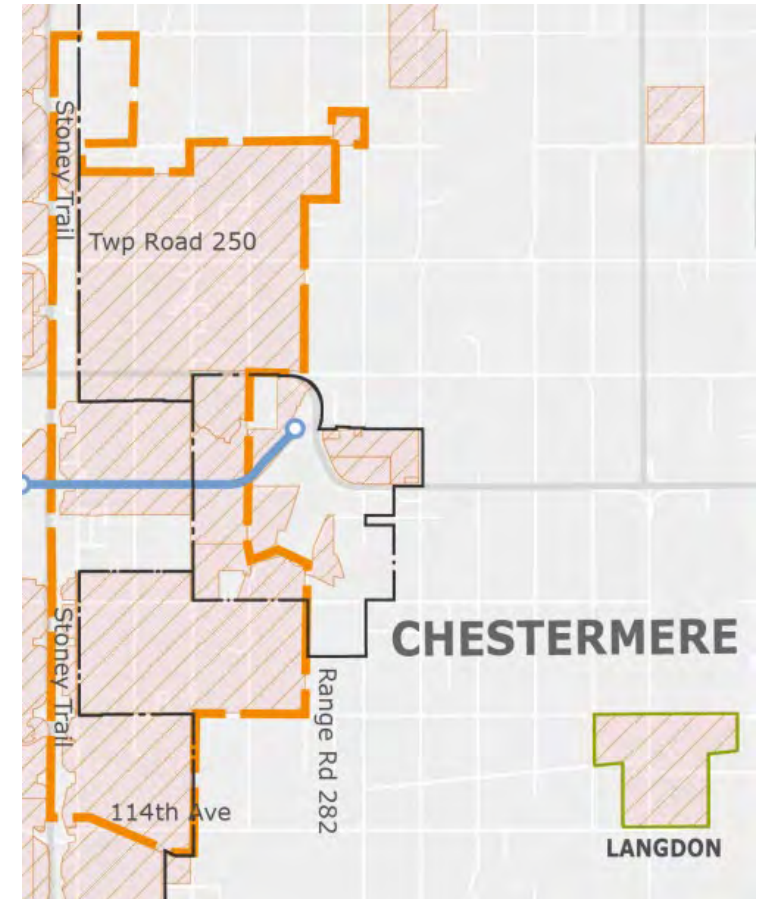
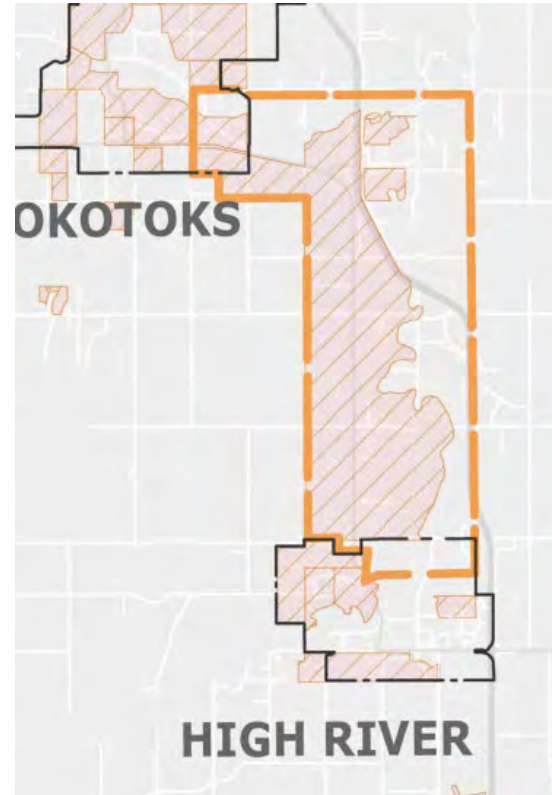
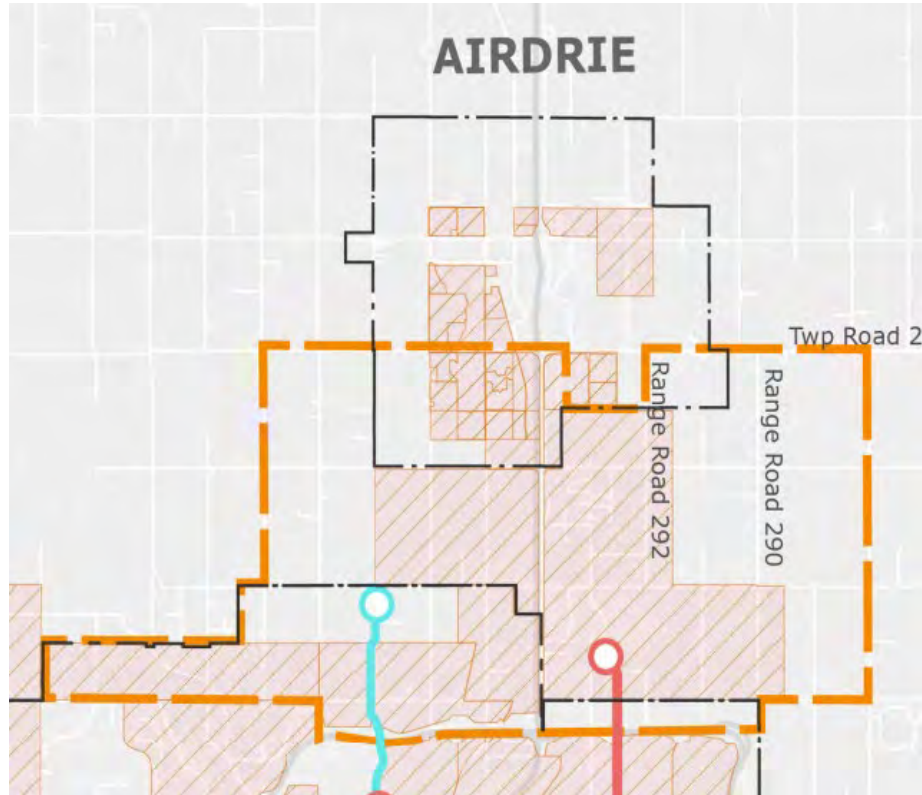
	Applies to Counties			
	Applies to Towns and Cities			
	Urban Municipalities	JPA	Hamlet Growth Area	Rural / Country Cluster
Location/Boundary	urban area	urban edge	freestanding	freestanding
Potential Size	forecast	varies	640 ac	27 ac
Potential Dwelling Units	forecast	varies	3000-7000	80
Highest Avg Minimum Density (du/acre)	20/15	15	12	3
Lowest Avg Minimum Density (du/acre)	5	5	0.5	0.5
Employment Areas	allowed	allowed	allowed	restricted
Proportion of New Growth in Preferred Placetypes	90% Calgary 75% Others	90% Calgary 75% Others	60%	0%



# Joint Planning Areas

- Areas where growth impacts multiple municipalities
- Joint Servicing and Utilities important to support growth
- Opportunities to benefit from coordinated intermunicipal servicing
- Sub-regional planning is appropriate
- “Context Studies” to coordinate planning among municipalities
- Board can create new JPAs

# Joint Planning Areas



# Hamlet Growth Areas

- Independent local areas in a rural environment
- Provides services and amenities for surrounding rural areas
- Accommodate growth opportunities that are not contiguous to urban municipalities
- Enhance rural character with strategically located nodes
- Board may designate new Hamlet Growth Areas



# Rural Development

- Celebrate rural/urban differences, support agricultural economy and preserve open space
- Limited Rural Residential development to support rural lifestyle
- Cluster Country Residential to provide choice and efficiency
- Hamlets and JPA for urban housing and employment
- Rural Employment sites for resource extraction and agriculture-related business
- Existing ASP to complete development

# Policy Exceptions

- Where there is a demonstrated economic need and regional benefit
- Goals, objectives and policies are not significantly compromised by the exception
- Not a pattern of multiple requests for variations that results in cumulative impacts to the Growth Plan implementation

# Goals Achieved

- The Calgary Metropolitan Region grows in a balanced way that reflects a variety of land uses and capitalizes on growth opportunities.
- The Calgary Metropolitan Region grows in way that reduces the amount of land and resources consumed from development.
- The Calgary Metropolitan Region grows in a fiscally sustainable way, including the integration of regional servicing.



# Economic Wellbeing

# Goals

- The Calgary Metropolitan Region is a globally recognized economy, attracting the best and brightest in a variety of economic sectors to support regional prosperity and a high quality of life.
- The Calgary Metropolitan Region has a strong and unified approach to regional economic growth.



# Policy Highlights

- Recommendation to undertake a coordinated regional approach to economic development
- Requirement for MDPs to identify how and where economic growth will be accommodated for next 10 to 15 years
- MDPs Identify how employment can be concentrated to be serviced by transit, now or in the future
- Regional transportation planning support for Economic Wellbeing
- MDP support for all elements of the agricultural economy



# **Environmentally Responsible Land Use**

# Goals

- The Calgary Metropolitan Region recognizes the important role of natural systems in the Region.
- The Calgary Metropolitan Region is a leader in sustainable regional planning, which minimizes the impacts of development on our land, water and air.



# Policy Highlights

- Flood Prone Areas
  - No development in provincially designated floodway
  - Flood protection to mitigate risk in provincially identified flood fringe for the 1:100 year event
  - New greenfield development to include cumulative protection measures at 1:200 year event level
  - Work with the province to investigate changing the provincial definition of flood hazard area to the 1:200 year flood





# Policy Highlights

- Environmentally Sensitive Areas (ESAs)
  - ASPs / ARPs to identify ESAs
  - Where identified, undertake an environmental study to document effects and recommend mitigation
  - MDPs to map ESAs in areas designated for future growth
  - MDPs to include policies to address elements of the eco-infrastructure
  - CMRB to compile a database of municipally identified ESAs
- Climate Change
  - MDPs to include a commitment to reduce greenhouse gas emissions and water consumption
  - MDPs to include policies to identify and mitigate the risks of climate change

# Water Stewardship

# Goals

- The Calgary Metropolitan Region has a water strategy that promotes healthy people, healthy ecosystems and is resilient in times of drought and flood.
- The Calgary Metropolitan Region has a coordinated approach to water, wastewater and stormwater that provides safe and healthy water for our growing region.





# Policy Highlights

- Strong connection to the Servicing Plan -
- Policies include
  - *Watershed Protection* – advocacy for headwater protection, ongoing assessment of upstream reservoirs
  - *Stormwater Management* – regional leadership, impacts to regional infrastructure systems
  - *Water Efficiency* – advance initiatives to improve use and sharing of water
  - *Collaboration and Governance* – investigate approaches for collaboration at the regional and subregional level

# Shared Services Optimization

# Goals

- Residents of the Calgary Metropolitan Region experience borderless delivery of essential services based on a fair cost-benefit model.
- The Calgary Metropolitan Region delivers services in a more efficient and sustainable way through shared services optimization.





# Policy Highlights

- Strong connection to the Servicing Plan
- Transportation Corridors
  - Statutory plans demonstrate how to optimize the proximity to regional corridors
  - Mitigation of impacts to the corridor
  - ASPs/ARPs provide direction on supporting transit service and transit-oriented development
  - Coordination of regional active transportation and recreation corridors
- Recreation
  - Municipalities work together to cost-effectively provide regional opportunities
  - Creation of a recreation working group
  - Collect and share data among municipalities
- Energy and Utility Corridors

# **Celebrating Urban-Rural Differences**

# Goals

- The Calgary Metropolitan Region has grown in a way which celebrates the individual character of our municipalities while working together to build a stronger region.
- The Calgary Metropolitan Region has worked together to make our developments perform better financially, environmentally and socially.





